

DUNSFORD PARISH COUNCIL

Minutes of meeting held in the Village Hall Dressing Rooms on Tuesday February 3rd, 2026

Present: Cllrs K Morris (chairman), P Lewis, B Webber, P Harper, R Squire, T Anderson, A Arnold.

3 Members of the Public attended

1. **a) Apologies** – Cllrs French, Parry, and the Clerk sent apologies ahead of the meeting. District Cllr Swain informed the Clerk. Noted and accepted.
- b) Declaration of Interest/ Register of Interests:** None

Standing Orders were temporarily suspended, and the Members of the Public were allowed to speak. They registered their concerns with the Council's statement in Item 3.4 of the January 2026 minutes. In particular, they stated they were in opposition to site 1 being used and the Council's support for housing on that site. They wished to know more about the meeting that took place with planners and wanted a public meeting on the matter.

Cllr Lewis, who had attended the meeting, spoke to try to further clarify the original statement: -

He advised that the planners stated, with the Planning in Principle (PIP) granted, no other site will be considered by the planning authority. He then stated that the site can therefore be developed either with the Parish's support by an affordable housing provider, or by a private developer who will provide a mix of market sale and affordable properties. The Parish Council's pragmatic view was that it was better to work with an affordable housing provider and have influence on design. A private developer would not involve or consult the Parish Council, and the conversation on the number and type of dwellings would be a local planning authority matter, not one we would be involved in. It was noted by all Cllrs that this was not our preferred site, but that the planning had been granted, and we could not change that.

On the matter of a public meeting, the Council felt it was too early, as everything that was known now had been approved (i.e. that the site can be built upon for housing and no other sites would be considered). The time for further meeting would be when we were aware of some form of plan or layout that can be shared and the Council will be willing to facilitate this.

2. Minutes of the Council meeting held on January 6th, 2026, had been distributed, but were not approved and signed. In the absence of the Clerk, the Council thought it would be helpful to amend the opening paragraph in item 3.4, before approval. The Clerk has advised that this is not possible but that the minutes should be approved next month, and the clarification can be added in item 2 of the March minutes. Three resolutions (not on agenda) were also raised. These have been recorded in item 11 for addition to the following agenda.

3. Progress Reports

- 3.1 Action Points from last meeting**- All actions completed from last meeting.
- 3.2 Clerk's report** – had been sent to all Cllrs. with the Highways report.
- 3.3 Reports from other Councillors/representatives** – None
- 3.4 Housing Working Group** – Nothing further to report
- 3.5 Dunsford Emergency Response Team (DERT)** –Nothing to report

3.6 The Dunsford Climate Initiative (DCI) – Cllr Squire advised the Dartmoor National Park is supportive (and has no objections) to the provision of a footpath to the B3212 from Dunsford and has sent correspondence to that effect.

3.7 Reports from other meetings attended by Dunsford - None

4. Correspondence: - List of correspondence listed overleaf. a) Sowton Mill Woodland Management Plan – Cllr Harper advised that the plan had been reviewed and had the following comments *The area is within a pine martin release area (should be recorded) and The management Plan needs to ensure that there is no detriment to users of the bridle paths or footpaths that are contained within the area, This is not stated.*

Clerk to return the above comments to the plan holder Action Clerk

5. Finance

5.1 C/A - £10,730.15 as at 14/01/2026 BBI/A - £1,880.39 as at 09/01/2026

The Clerk has requested a Precept of £17,598 from Teignbridge District Council

The Council resolved to pay the following invoices: -

5.2 Clerk's Salary (4 weeks) – Net pay to Clerk £474.40 + £42.49 including £10 room hire charges from January) = £516.89 Chq 1644

5.3 BG - Lengthsman's tasks for December – None for this month

5.4 Village Hall Room hire November/December - £27 Chq 1645

5.5 Q3 Reconciliation – This was presented and signed by the Chairman and RFO

5.6 The Council approved Dog bin emptying by Teignbridge District Council, as is.

5.7 Budget 2026-2027 – The Council resolved to approve the proposed budget of **£20,129** at the January meeting. The Council is aware that expected income and the Precept requested will not cover this amount and some monies will have to be raised or used from reserves, if necessary. The updated document was signed by the Chairman and RFO.

6. Village Green – a) Cllr Webber had carried out the monthly report and this had been sent to all Councillors. She advised that the fencing works had been completed by the neighbour with ownership rights. **b)** Cllr Squire to organise removal of logs and branches **c)** Cllr Morris to inspect bottom step of decking, which is rotting, with a view to carry out a repair.

Cllrs Webber/Squire/Morris

7. Planning: Applications: 7.1 None

Decisions: 7.2 Teignbridge 25/00417/COND2 –Westview Farm, Dunsford - Discharge of Conditions 7 (hard/soft landscaping) on planning permission 25/00147/FUL- Demolition of six agricultural buildings, construction of two dwellings and construction of new vehicular access for Westview Farm (re-submission of withdrawn application, 24/02061/FUL) - Approved

7.3 Teignbridge 25/01983/NPA - Land at NGR 283986 92577, Tedburn St. Mary – Prior approval given under Part 3 Class Q (a)and () and paragraph W of the GDPO for change of use of agricultural building to a single dwelling house.

8. Lengthsman – tasks for February were discussed. These include Britton Street Drainage by B3212/ Berry Lane Drainage/ Fulford Road drains between Hole Acre and the Village. It was noted that residents had been pro-active with drainage clearance during heavy rain and the Council would like to thank them.

Action Clerk

9. Gov.uk domain– The Clerk will give final details next month.

Action Clerk

10. Adoption of phone box Action - Cllr Parry has reviewed the legal agreement and provided comments in correspondence. The Council agreed to proceed and adopt the telephone box.

Action Clerk

11. Training – The Council resolved to approve the training of three new Cllrs (Webber, Parry and Harper) on 10th March. Good Cllr Training by DALC. The Clerk has provisionally booked places and will confirm with DALC.

Action Clerk

12. Matters brought forward by the Chairman (for information only /possible addition to next month’s agenda including: - **a)** Any pressing Highways issues for Clerk to pass on to Highways’ contact – pothole outside school/ very large pothole on B3212 near Reedy corner. **b)** Resolutions to discuss in the March meeting – use of draft watermarks on minutes/the distribution of all correspondence to all members for approval prior to issue to the public/draft of open letter for clarity to be appended to the minutes regarding the affordable housing provision. **c)** Cllr Arnold raised support for the petition to save Moretonhampstead Hospital **d)** Cllr Squire requested more 20’s plenty stickers **e)** Cllr Arnold wishes to request permission to adapt the 20’s plenty sign to a fixed sign on Briton Street **f)** Cllr Webber raised repairs to Sowton Bridge. It was noted that these will be done after the B3212 road re-opens.

Action Clerk/Cllr Lewis

13. Date of next meeting – Tuesday 3rd March 2026 7:30 pm in the Village Hall dressing Rooms

There being no other business, the Chairman closed the meeting at 9pm

Signed as a true record..... (chairman) Date

Email circulation during the past month

- Planning applications and decisions from DNPA and Teignbridge
- Rural Services Network Bulletin plus Funding Digests and weekly newsletters
- DALC newsletters
- Devon Communities Together – various newsletters, including Village Hall’s
- Teignbridge District Council newsletter
- Devon County Council newsletter
- Devon Climate Emergency newsletter
- Revised t/t for bus service due to Doccombe road closure
- Dog bin emptying info from Teignbridge
- Notice of Play area inspection for March 2026
- Invitation to meeting on Essential Updates for Local Leaders from Tom Pearce
- Royal garden party nominations info.
- ACT (Action Climate Teignbridge) newsletter
- LGA and Town/Parish Elections info
- Phone box adoption comments from Cllr Parry
- Town/Parish Planning drop-in session Exminster
- Amber weather warning info.